



***Draft Master Plan for the  
NIH Bethesda Campus  
Bethesda, Maryland***

Briefing for Walter Reed BRAC Integration Committee

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# *The NIH Bethesda Campus Master Plan*



NIH Bethesda Campus Master Plan would guide campus development over a 20-year period.

A Plan would assure that research and research support facilities are provided at the appropriate time, as need dictates, and as resources permit, taking into consideration local and community planning objectives.



## *The NIH Bethesda Master Plan Goals*

Goal 1: Foster innovative research to improve the nation's health.

Goal 2: Support the evolving requirements for biomedical research

Goal 3: Provide secure and supportive campus for staff & visitors

Goal 4: Respect the integrity of the surrounding community.

Goal 5: Protect the environment of campus and the region.

Goal 6: Foster communication about NIH goals and policies.

Goal 7: Meet the Federal Real Property Council's Performance  
Measures

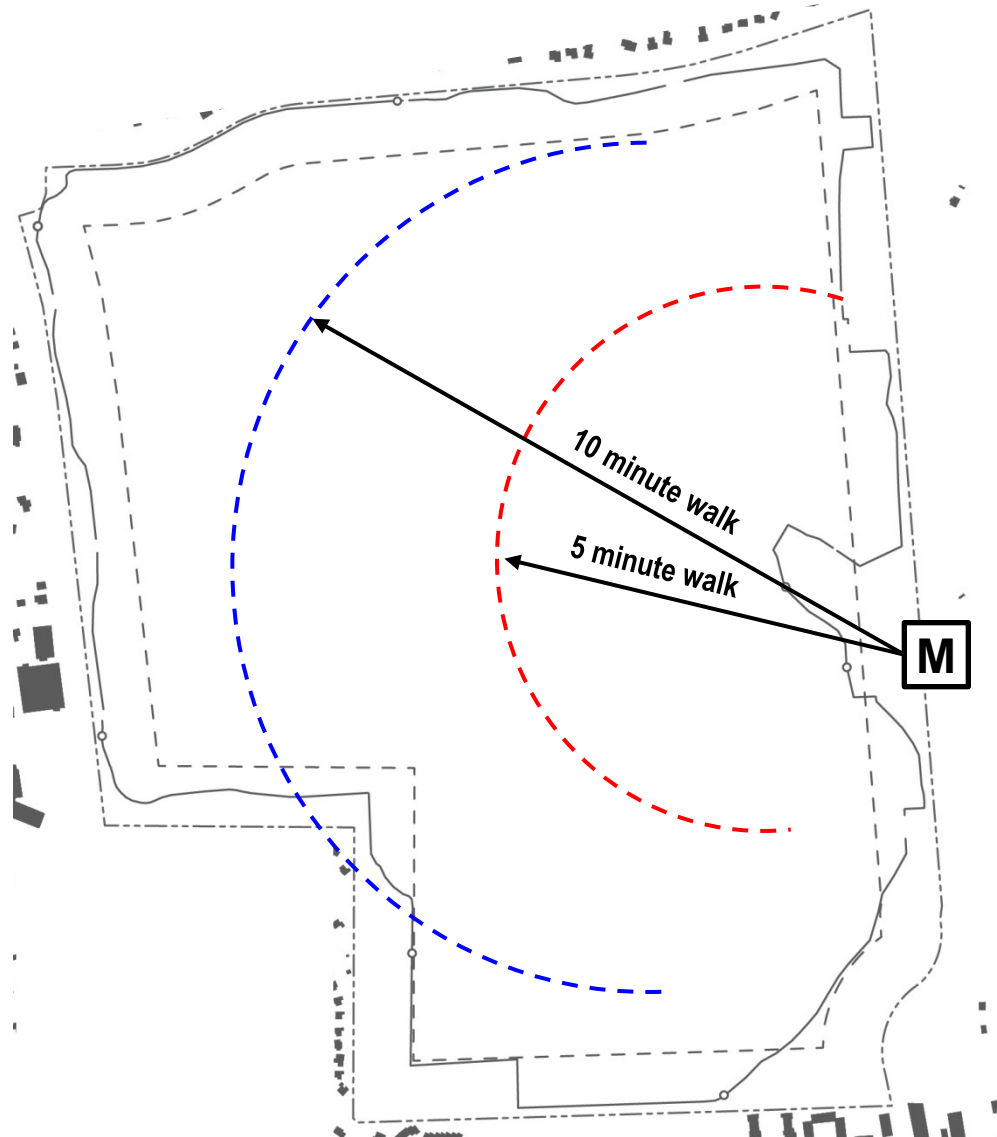


# *Planning Assumptions*

- Meet Sustainable Design (EO 13423) objectives
- Create a more pedestrian friendly campus
- Restore green lawn areas – reduce surface parking lots
- Provide for redundancies in utility supplies
- Meet Federal Real Property Asset Management (EO 13327) objectives
- No significant overall growth in Intramural Research
- Projected Bethesda campus population growth: ~3,000 over 20 years through largely through consolidation of existing personnel from existing NIH facilities; overall, neutral shift of personnel.
- Consolidation would:
  - Provide opportunities for sharing of specialized scientific equipment, such as imaging suites
  - Leverage relatively fixed costs of campus security (perimeter fence, Gateway Center, Commercial Vehicle Inspection Facility) over a broader base (Federal Protective Services in leased facilities could become cost prohibitive)
  - Avoid costly and time-intensive investments in leased labs

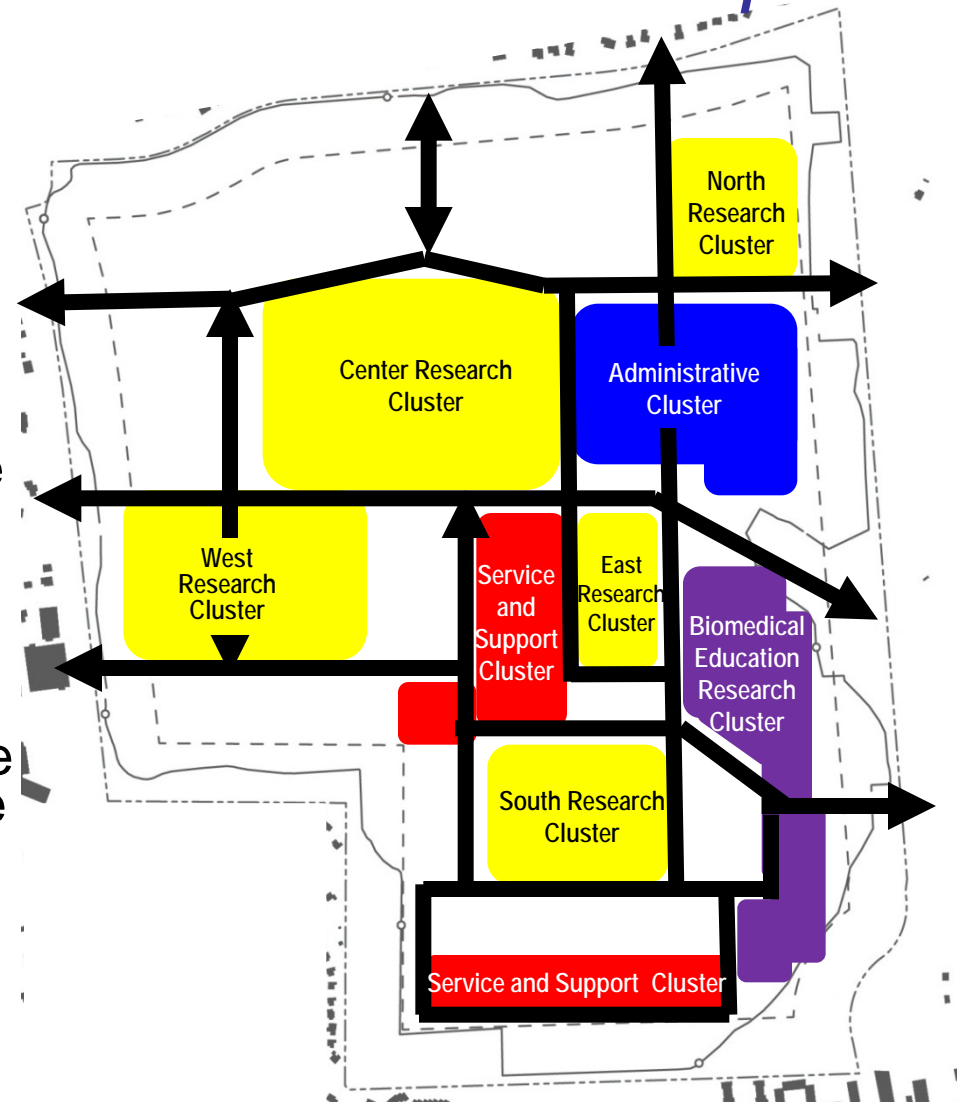
# *Development Close to METRO*

- Major public buildings should be constructed near METRO
- Encourage public transit use by locating development within walking proximity to the Medical Center Metro Station.
- Visitor-oriented amenities should be located as close to the Medical Center Metro Station transit node as possible



# Zoning and Functional Relationships

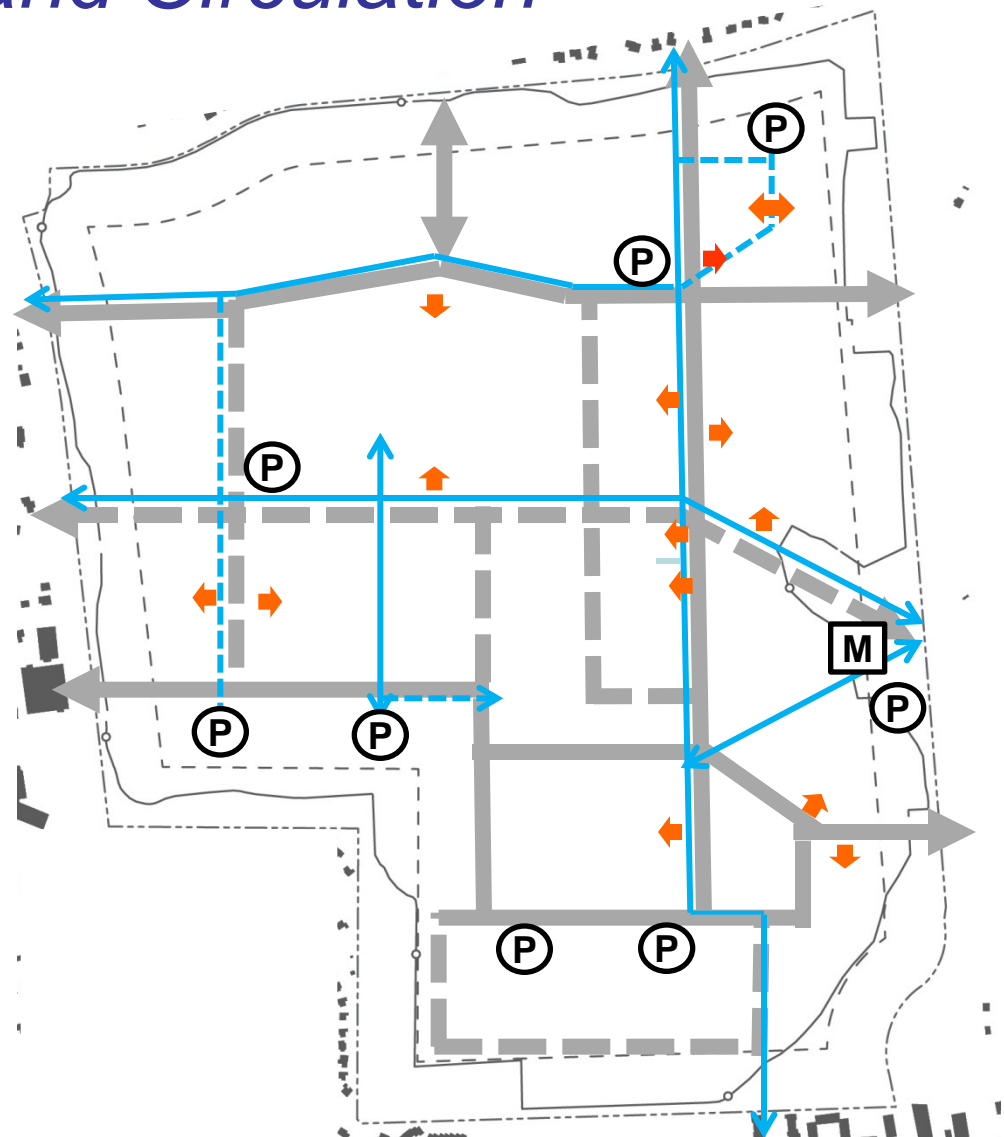
- Construct new laboratories as “Centers of Science” zones, clustering related scientific research to create synergies and informal interaction among the intermural scientific community.
- Construct new administrative space through adaptive reuse of existing historic buildings.
- Cluster administrative and biomedical research education functions along the more “public” east side of the campus in close proximity to public transportation.





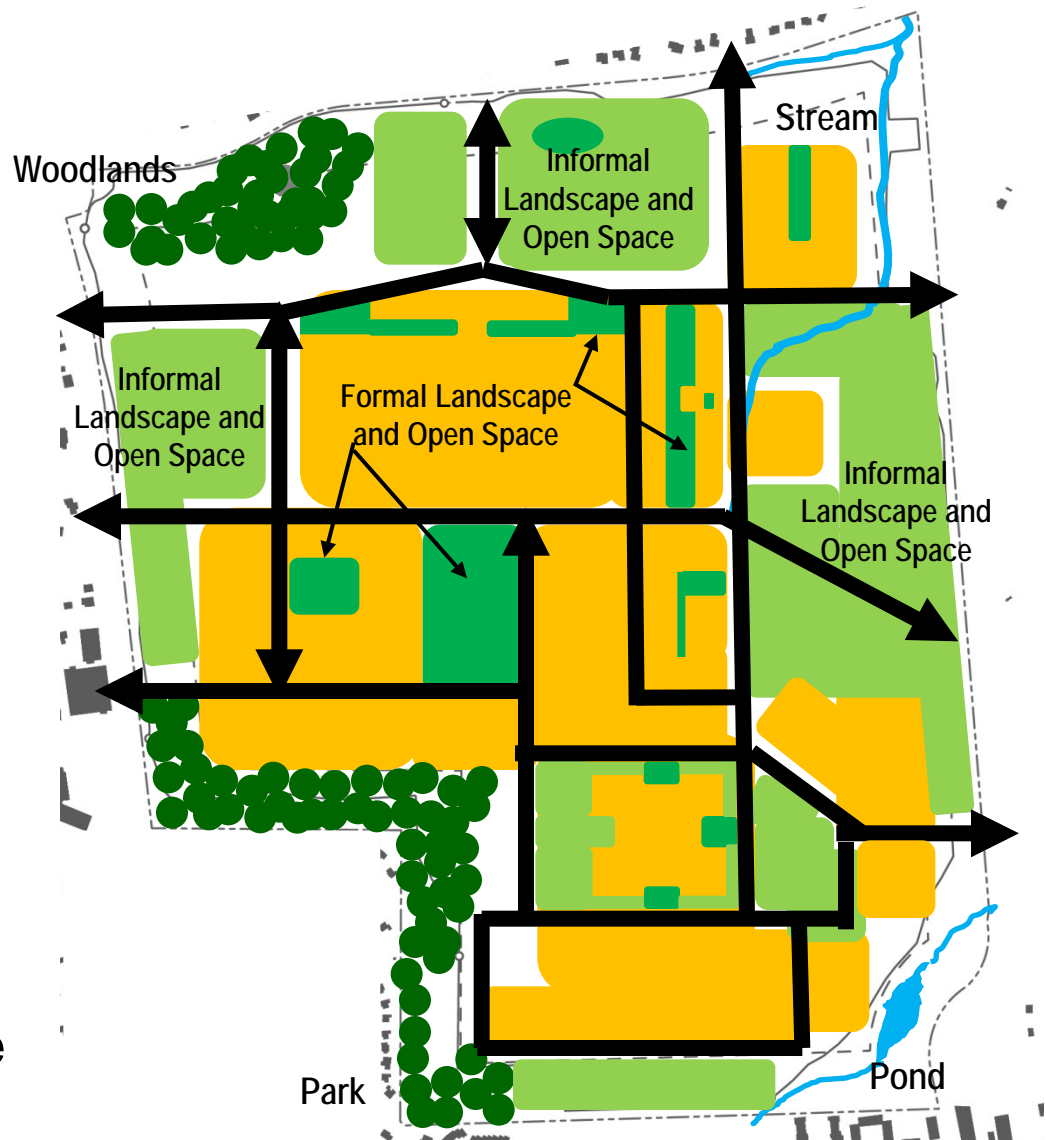
# Access and Circulation

- Re-establish and reinforce the campus' original orthogonal grid system
- Provide a well-defined road system with a primary distributor network carrying the bulk of vehicular traffic and a network of secondary roads providing service accessibility to increase efficiency,
- Reconnect South Drive to ease the flow of east west campus traffic.
- Construct a new road from Center Drive near Building 6 to Cedar Lane.



# Landscape Concept

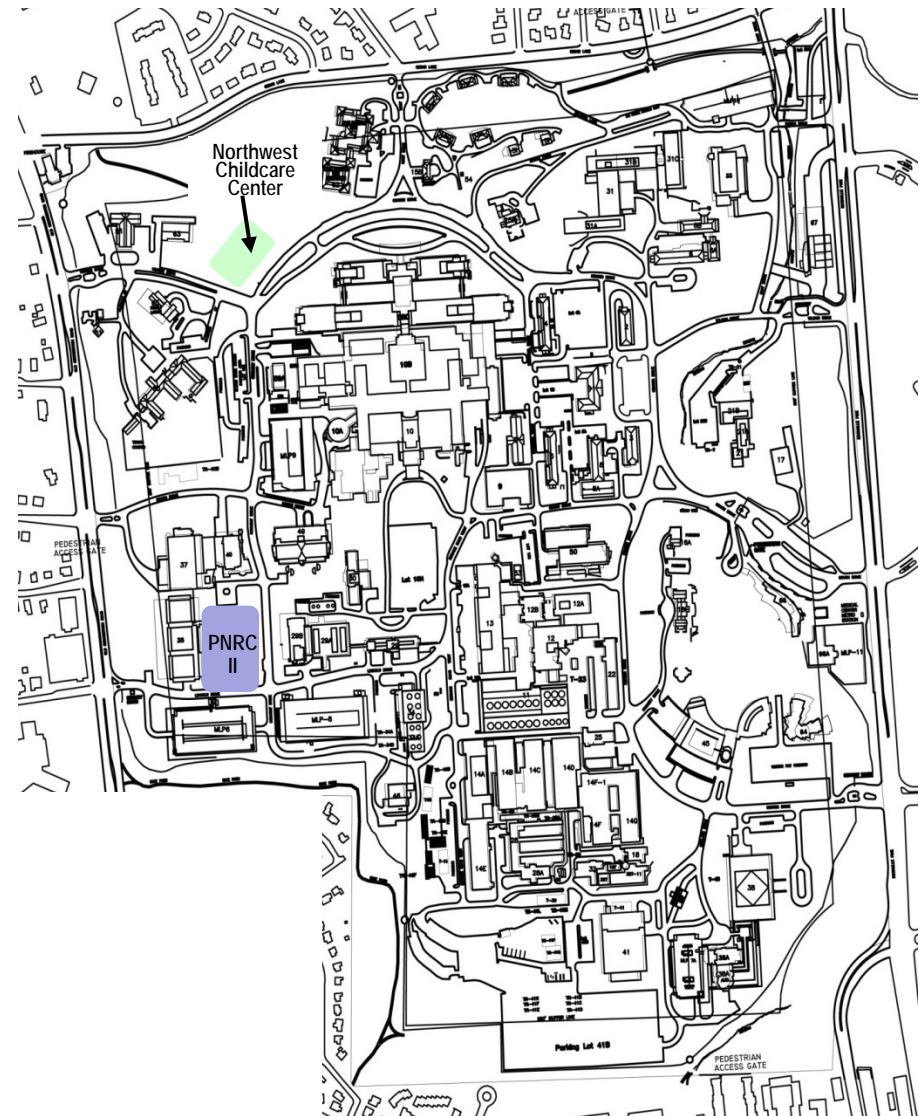
- Preserve the perimeter of the campus as informal open space. The buffer zone around the periphery will be retained at a width of 250 feet from the NIH property line.
- Enhance and preserve the unique landscape characteristics of the four corners of the site:
  - the “Woodland” at the northwest corner
  - the “Stream” at the northeast corner
  - the “Lawn” at the southeast corner, and
  - the “Park” at the southwest corner
- Retain less densely planted lawn areas allowing views into the site along Rockville Pike and Old Georgetown Road.





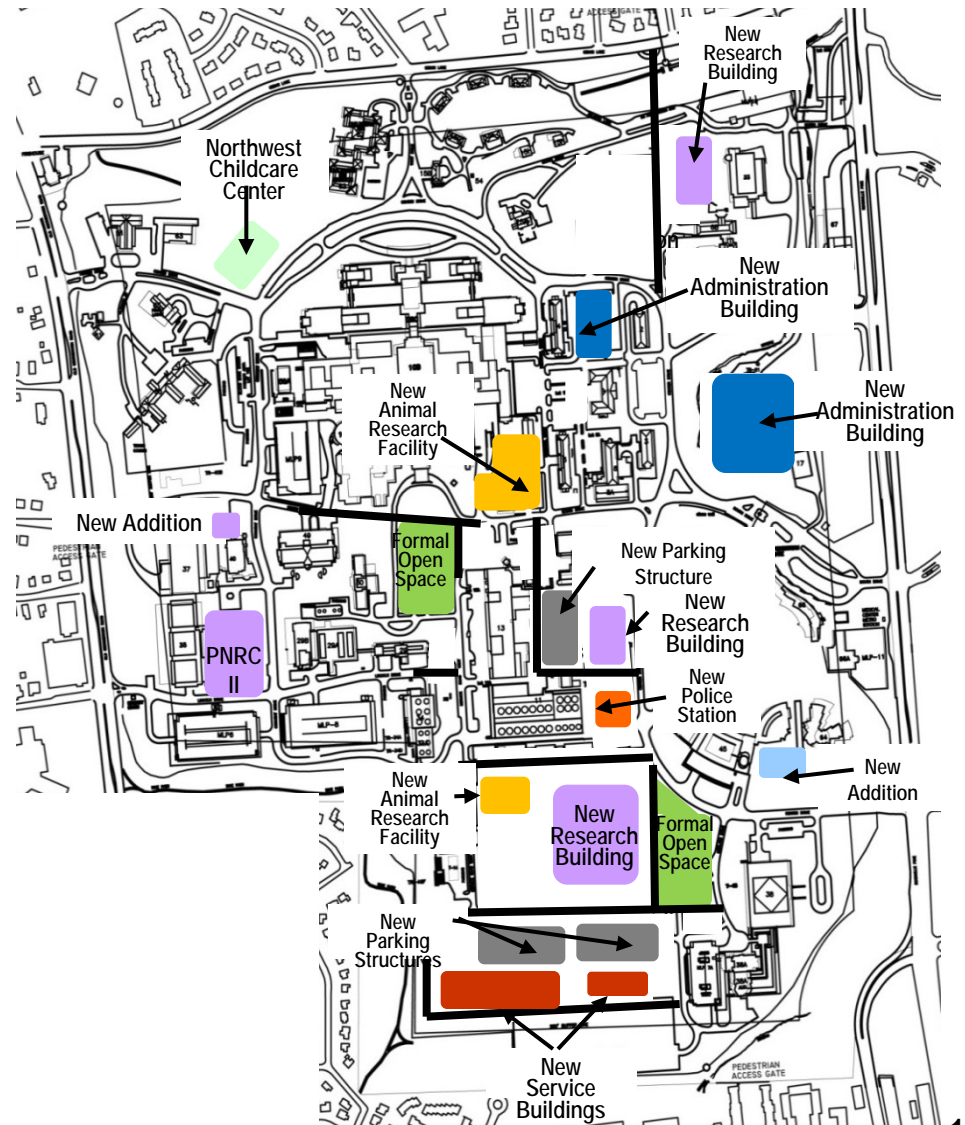
# Minimum Development Alternative

- In the minimum development alternative, existing structures would not be demolished and the new construction will be limited.
- New development would consist only of buildings that are currently under construction, Porter Building Phase 2 and the Northwest Childcare Center, which total approximately 535,690 gsf. Since existing buildings are not demolished in this alternative, the only site available for new construction would be east of Building 45.



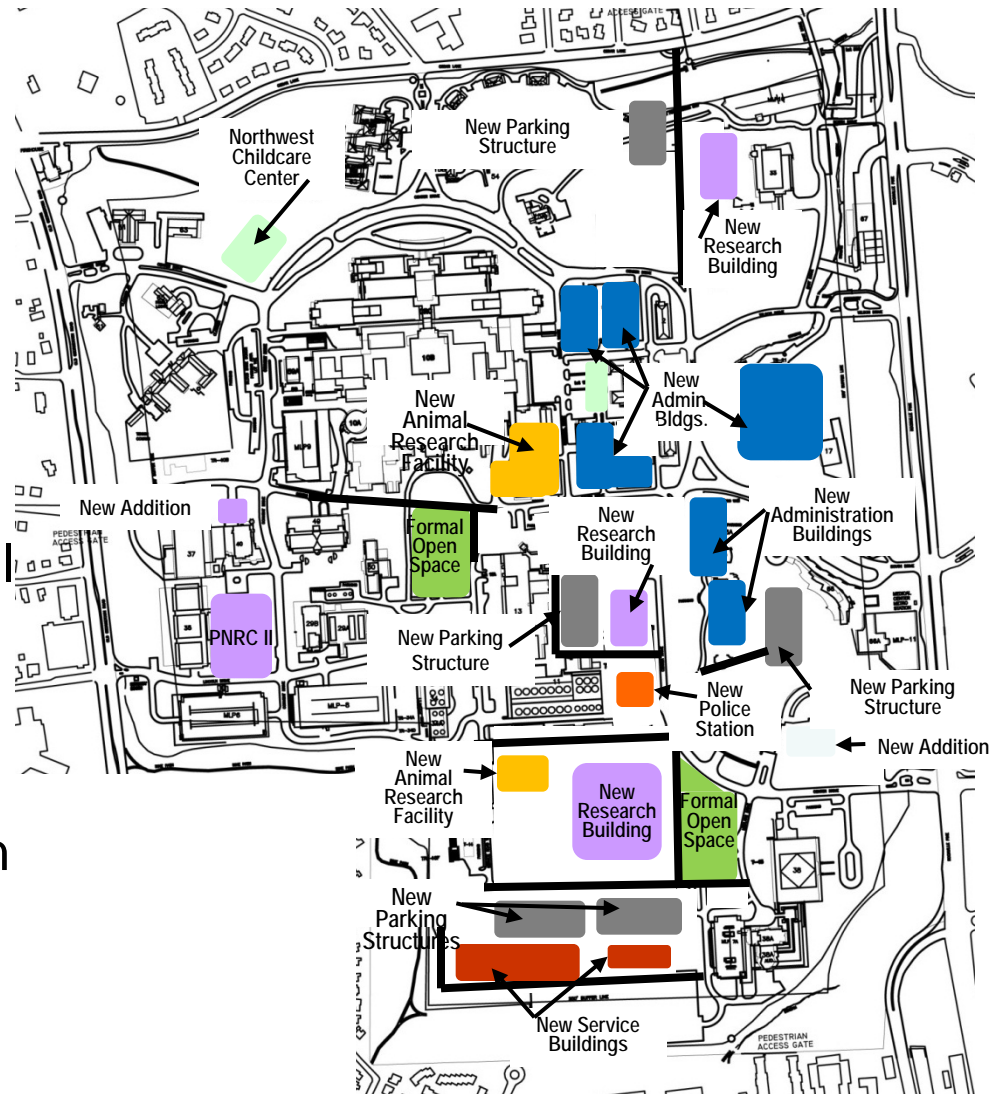
# Recommended Redevelopment Alternative

- The recommended Redevelopment Alternative proposes replacing some of the mid-20th century laboratories with new, state-of-the-art laboratories.
- Vacated laboratories would be adapted to new uses, including offices, space for systems biology and other "dry" lab functions.
- This alternative would return some leased laboratory space to the campus.
- It would replace and modernize the campus waste transfer and storage facilities.
- This Redevelopment Alternative would replace the Buildings 14, 28, 31 and 12 complexes.
- New development would consist of approx. 4mil gsf of new construction with an estimated campus population increase of 3,000.



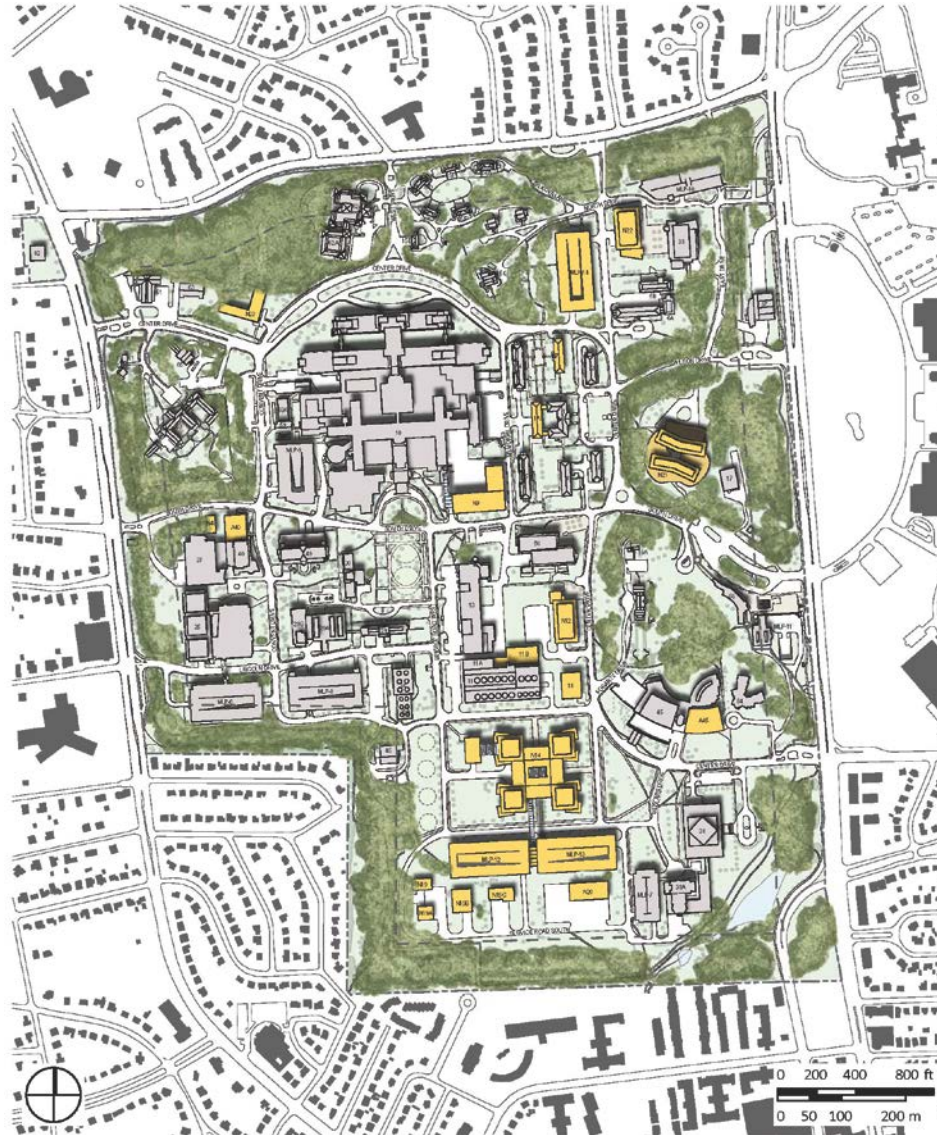
# Maximum Development Alternative

- This alternative would bring back to campus all leased laboratories and all leased office space except for the quasi-commercial leases.
- It would replace and modernize the campus waste transfer and storage facilities.
- This plan calls for the replacement of the Building-31, Building 14/28 and Building 12 complexes as well as buildings 4, 5, 8, 16, and 16A.
- New development would consist of approx. 7.5 mil gsf of new construction with an estimated campus population increase of 10,000.





# *Preferred Alternative*



# Alternatives

Goal/Alternative	Alt 1 Minimum Development	Alt. 2 Redevelopment	Alt. 3 Maximum Development
<b>GOAL 1:</b> Foster innovative research to improve the nation's health.			
<b>GOAL 2:</b> Support the evolving requirements for biomedical research and education.			
<b>GOAL 3:</b> Provide a secure and supportive environment for the people involved in NIH activities, including scientists and professional/administrative staff, visitors and other non-NIH users, patients and their families, and residents and students.			
<b>GOAL 4:</b> Respect the stability and integrity of the surrounding residential community.			
<b>GOAL 5:</b> Protect the environment of the NIH campus and the region.			
<b>GOAL 6:</b> Foster communication about NIH goals and policies			
<b>GOAL 7:</b> Meet the Federal Real Property Council's performance measures			



# *NIH Bethesda Draft Master Plan*

- Reference



## *Population*

Personnel Category	Existing Personnel	Proposed
FTE Federal Employees	10,472	<b>12,460</b>
Contractors	4,288	<b>4,988</b>
Auxiliary	2,349	<b>2,349</b>
Tenants	582	<b>0</b>
Fellows	2,903	<b>3,410</b>
Bethesda Campus Total	20,594	<b>23,207</b>

# Traffic Implications of 3,000 more people

Master Plan Staff Increase Projections (Federal Employees)			3,000.0	
NIH Transshare Participants	30.00%	930	2,070.0	
Alternate Work Schedules	22.00%	682	1,488.0	
Telework	10.00%	310	1,178.0	
Bicyclists	4.00%	124	1,054.0	
Walking	0.50%	16	1,038.5	
Annual Leave	3.00%	93	945.5	
Sick Leave	2.00%	62	883.5	
Travel	2.00%	62	821.5	
Telework	10.00%	310	511.5	
Car Pools	0.50%	16	496.0	
Over 3 hour AM peak (180 mins)			2.8 cars per minute	
Spread out over 6 gates			0.5 cars per minute per gate	



# NIH Bethesda Campus

## Master Plan Support, Environmental Impact Statement, **Transportation Management Plan Update**

### *Main Access Points to NIH Camous*

Entrances/Exits to NIH Bethesda Campus	AM - IN	PM - OUT
4) Old Georgetown Road & Center Drive	39.62%	27.99%
5) Old Georgetown Road & Greentree Road	0.40%	3.82%
6) Old Georgetown Road & Lincoln Drive	20.89%	25.61%
<b>% of traffic using Old Georgetown Rd.</b>	<b>60.91%</b>	<b>57.42%</b>
15) Rockville Pike & Wilson Lane	12.41%	24.00%
14) Rockville Pike & North Wood Rd	2.25%	0.04%
17) Rockville Pike & Jones Bridge Road	22.39%	18.49%
<b>% of traffic using Rockville Pike</b>	<b>37.06%</b>	<b>42.54%</b>
19) W. Cedar Lane & Locust Ave.	2.03%	0.04%
<b>Total for Seven Intersections</b>	<b>100.00%</b>	<b>100.00%</b>

# Space

Program	Existing GSF	Proposed GSF
Research	7,830,812	8,457,593
Biomedical Research Education	492,746	1,145,665
Administration	1,513,590	1,372,442*
Support	344,259	355,306
Public Safety	71,380	71,723
Amenities	18,448	36,783
Family Housing	60,410	60,410
Lodging	164,066	164,066
Multi-Level Parking	1,727,428	2,990,128
Utilities	397,928	397,928
Totals	12,621,067	15,052,044

\* Natcher Building (45) assigned to Biomedical Research Education

# *Phasing*

- The following describe the implementation of the Master Plan in five-year increments over the next twenty years. The purpose of the phasing analysis is to give guidance to the sequence of projects to be constructed on campus, to emphasize the priority of key developments, and to illustrate potential future development conflicts. Of particular importance is the development of a strategy for relocating or replacing key functions to accommodate new construction in the central areas of the site closest to Metro access.
- Realization of the Master Plan at any given time will depend on HHS and NIH priorities, governmental policy decisions and budgetary considerations. The Master Plan does not represent the pre-approval of any individual facilities project nor the pre-approval of the particular needs of specific programs to be accommodated on the campus.

## *Phases 1 & 2 Projects*

### **Phase 1 Projects 2013 to 2018**

- Porter-II (Under Construction)
- Northwest Childcare Center (Funded)
- Building-29A laboratory renovation
- Demolish Buildings-7 and 9
- Building-34 Central Chilled Water Facility renovations
- Renovate or Replace Building 10 S&T Wings (starting with Transfusion Medicine)
- Renovate Building 10 E Wing
- Building-40 laboratory addition
- Building-29 adaptive reuse
- Convert G-Wing labs to offices
- Construct New Building-9 Animal Research Facility
- Construct new Buildings 19, 19A, 19B, and 19C (Waste Management Facilities),
- Construct MLP-12
- Construct new Building-7 for the NIH Data Center.
- Construct the addition to the Natcher Building (A45)

- Install underground chilled water tank and underground potable water tank in Parking Lot 10H. Construct landscaped central quadrangle over the underground tanks

### **Phase 2 Projects 2019 to 2024**

- Demolish Buildings 12 and 12A
- Construct MLP 14
- Construct new Building-20 (Grounds Maintenance Facility)
- Demolish Buildings: 14, 18, 25, and 41
- Demolish Building-21
- Demolish Building-22
- Construct New Building 24 large animal facility.
- Construct New Building-21 (IC Headquarters)
- Construct New Building-18 (the police station)
- Demolish Building 28
- Construct New Building-14 laboratory complex
- Renovate Building-10 West Distal Wings
- Renovate Building-30
- Demolish Building-31





## *Phase 3 Projects*

### **Phase 3 Projects 2024 to 2029**

- Renovate Buildings 4,5,and 8 for administrative space
- Construct MLP-14
- Construct new laboratory Building-12
- Construct new laboratory Building-22
- Renovate Building-10 ACRF
- Renovate Building-10 East Distal Wings

# *Outcomes of the Bethesda Campus Master Plan*

- ☑ *Provide a comprehensive 20-year plan to guide and coordinate the physical development of the NIH Bethesda campus*
  - The Master Plan, the product of a broad NIH/HHS/NCPC-wide discussion, will provide a “consensus” vision for the future of the NIH Bethesda campus, one that can serve as a sound basis for coordinated decision-making at the HHS and NIH level.
- ☑ *Achieve Federal Real Property Council and HHS performance measures*
  - Condition Index—All buildings will be at 90 or above
  - Utilization rates—Administrative and Research space will comply with HHS and NIH UR criteria
  - Mission Dependency—Mission critical buildings will be improved
  - Operating Costs—Deficiencies will be eliminated and savings will occur in maintenance costs and energy consumption and reduction of NIH’s lease portfolio
  - Disposal of unneeded real property assets
- ☑ *Align NIH asset management objectives at the NIH Bethesda campus with the HHS RAMP and its guiding principles:*
  - Efficient portfolio management;
  - Fostering mission success through occupant productivity and efficiency; and
  - Appropriate stewardship of HHS owned, leased or otherwise managed properties
  - Adherence to sustainable practices

# Timeline

- ✓ 11/09/11 Subcommittee decision meeting on proposed program
- ✓ 01/05/12 Subcommittee decision meeting on proposed phasing
- ✓ 02/08/12 Submit Draft Master Plan to FWG for approval to go forward to HHS Capital Investment Review Board (CIRB)
- ✓ 02/28/12 EIS Public Scoping Meeting
- ✓ 03/12/12 Brief NIH Director
- ✓ 03/22/12 Submit Draft Master Plan for CIRB review
- ✓ 04/11/12 Update Subcommittee on feedback from CIRB
- 06/xx/12 Update FWG on Master Plan progress
- 08/03/12 Submit Draft Master Plan to National Capital Planning Commission
- 09/05/12 Update FWG Master Plan Subcommittee and FWG on Master Plan progress.
- 11/01/12 Present Draft Master Plan to the Commission
- 12/05/12 Submit Master Plan to FWG for approval
- 01/xx/12 Submit Master Plan to Dr. Collins for his concurrence
- 01/xx/13 Present Master Plan to the Commission
- 01/xx/13 Submit Master Plan to CIRB for final approval



*Thank you*